



PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

MS Word Export To Multiple PDF Files Software - Please purchase license.

DATE: August 1, 2002

TO: Orange County Zoning Administrator

FROM: Planning and Development Services Department,
Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA 02-0061 for a use permit

PROPOSAL: Request for approval of a Use Permit for the construction of a two story, 24,490 square foot administrative office building with a parking lot designed for 98 off-street parking spaces, in the Business Park District of the Santa Ana Heights Specific Plan area.

LOCATION: 20377 Acacia Street, Santa Ana Heights, within the Second Supervisorial District.

APPLICANT: Steadfast Properties
20411 SW Birch Street, Suite 200 Newport Beach, CA (949) 222-0558

STAFF Marta B. Crane, AICP, Project Manager
CONTACT: Phone: (714) 834-5144 FAX: (714) 834-4652

SYNOPSIS: The Current Planning Services Division recommends Zoning Administrator approval of Planning Application No. PA02-0061, subject to the attached Findings and Conditions of Approval.

BACKGROUND:

The proposed project is located in the Santa Ana Heights Specific Plan Area. The property is within the BP (Business Park) zoning district, currently occupied by nonconforming residential uses. This proposal consists of a two-story office building with a total of 24,490 square feet, including 98 parking spaces in a 1.36 acre site. The proposed office use is permitted in the BP district subject to a use permit approved by the Zoning Administrator, Section IV. D. 8.b (1) (a) of the Specific Plan, and Section 7-9-150 of the County of Orange Zoning Code.

SURROUNDING LAND USE:

The site is located on Acacia Street, east of Mesa Drive, backing up to the driving range of the Newport Beach Golf Course to the north. The site is surrounded by nonconforming residential uses to the west, and by low-rise office uses to the east and south. All of the properties surrounding this project are zoned BP (Business Park), except for the Golf Course, which is within the City of Newport Beach (Exhibit 1).

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, as required by established public hearing posting procedures, a notice was posted at the project site; at the County of Orange Hall of Administration; and at the County of Orange Planning and Development offices on 300 N. Flower Street. A copy of the planning application and site plan were distributed for review and comment to various Orange County Divisions and to the Santa Ana Heights Project Advisory Committee (PAC). The Committee's comments were forwarded to staff and have been either complied with or introduced as conditions of approval. As of the writing of this staff report, there are no issues raised by any Orange County Divisions (Exhibit 2).

CEQA COMPLIANCE:

The proposed project is covered by Final EIR No. 508A previously certified on 02/26/85. Prior to project approval, the decision maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project (Exhibit 3). Appendix A contains the required CEQA finding.

DISCUSSION/ANALYSIS:

The project is located in an area that is transitioning from older development with assorted subdivision and land use patterns, into a modern low-rise business park. This transition reflects the goals of the Santa Ana Heights Specific Plan, which anticipates properties within the BP district to be redeveloped into the business park envisioned in the plan.

The proposed project consists of a two story office building with a total of 24,490 square feet in a 1.362 acre site. As proposed, the project meets or exceeds all development standards contained in the Specific Plan, including, setbacks, parking, landscape, building height and architecture.

Grading for the site will be designed so that predictable pollutant and water runoff is controlled within appropriate drainage service. A condition of approval has been placed on the project to ensure that a Water Quality Management Plan specifically identifying Best Management Practices (BMP's) are in place for the project, including long term maintenance responsibilities.

The parking requirements for this general office use have been met by 98 off street parking spaces provided at a ratio of one space for every 250 gross square feet of office. The project includes over 20% of landscape coverage, which exceeds the minimum 15% required by the Specific Plan [Sections IV. D. 8.(f)(7) and III.C]. The landscaping requirements for parking lots in BP districts has been satisfied by the introduction of one (1) canopy tree for every four (4) parking stalls in landscape planters that also include light standards as required by the Plan.

The buffering requirements to protect the adjacent residences to the west will be accomplished by a 20 foot wide landscape planter with shrubs and trees all along the length of the office building. Further into the back of the site, in the parking lot area, a 10 foot setback with a 3 foot landscape planter is provided as

required by the Plan. The entire landscape buffer on the west property line includes, as required, one (1) 24" box tree planted at 15 feet on center with infill shrubs and ground cover. The project also includes a decorative six (6) foot high, solid block wall on this west property line per the standards of the Specific Plan. The balance of the perimeter of the site will not have a fence or wall because it is not a requirement between properties in the BP district.

The maximum building height, including the mechanical screen is proposed at 32 feet 2 inches, which is under the 37 feet maximum height allowed in the BP district. The architecture of the building includes the use of glass and smooth cement plaster painted over the concrete tilt up construction system. The roof mounted mechanical screen is proposed to blend with the building materials and colors to become part of the building's elevations (Exhibit 3).

CONCLUSION OR SUMMARY:

The intent of the Santa Ana Heights Specific Plan is to ensure orderly and balanced development in the Santa Ana Heights community. One of the major objectives of the Plan is to encourage business development in designated areas of Santa Ana Heights and to ensure that such development does not impact existing nearby homes. To that extent, the proposed project includes design features that respond to the requirements and recommendations contained in the Specific Plan. Therefore, staff supports approval of this project, subject to the findings and conditions of approval in appendices A and B.

RECOMMENDED ACTION:

The Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA02-0061, subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief
CPSD/Site Planning Section

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

- 1. Surrounding Properties and Project Location.
- 2. Santa Ana Heights Project Advisory Committee recommendations.
- 3. CEQA documentation.
- 4. Project Site Plans and Elevations.

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.